

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: MOUNT PLEASANT
Local Government Number: 44G412

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MT. PLEASANT #1 EAST URBAN RENEWAL	44005	5
MT. PLEASANT #2 NORTHEAST URBAN RENEWAL	44006	4
MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL	44012	6

TIF Debt Outstanding: 3,132,225

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	352,952	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	579,811
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	579,811

Rebate Expenditures:	5,000
Non-Rebate Expenditures:	513,509
Returned to County Treasurer:	0
Total Expenditures:	518,509

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	414,254	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,199,462

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL
 UR Area Number: 44005
 UR Area Creation Date: 11/1993
 UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT	44064	44065	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT	44072	44073	13,650,756
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT	44088	44089	0
MARION TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT	44102	44103	0
MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM	44122	44123	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,616,030	63,283,730	86,888,570	21,589,010	0	-153,716	176,223,624	0	176,223,624
Taxable	2,063,467	35,270,236	78,199,713	19,430,109	0	-153,716	134,809,809	0	134,809,809
Homestead Credits									408

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **266,616** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 418,284
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 418,284

Rebate Expenditures: 5,000
 Non-Rebate Expenditures: 453,343
 Returned to County Treasurer: 0
Total Expenditures: 458,343

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **226,557** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #1 EAST URBAN RENEWAL

N. Adams St. parking lot

Description:	demo houses, construct parking lot
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

North Adams St

Description:	street and alley improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Admin. expenses

Description:	bond registrar fees & legal
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Ashford Park Subdivision

Description:	Ashford Park infrastructure
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Library Remodel/St projects

Description:	Convert high school to library & street projects
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Orschlen Store

Description:	store relocation incentive
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Biomedical Synergies

Description:	Incentive /install fiber optics to create jobs
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

South Iris PCC

Description:	S Iris reconstruct airport 1550 ft north
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Alley @ Two Rivers Bank

Description:	Alley between Clay & Washing resurface
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Industrial Spec Bldg

Description:	Construction spec bldg in Industrial Park
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Threshers Meadow walks

Description:	Construction of subdivision sidewalks
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Beck Hybrids Agreement

Description:	Beck Hybrids development agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

N. Grand Ave.

Description:	Partial reconstruction N. Grand
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT #1 EAST URBAN RENEWAL

2010 TIF refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	950,000
Interest:	128,314
Total:	1,078,314
Annual Appropriation?:	No
Date Incurred:	04/12/2010
FY of Last Payment:	2022

Admin/legal fees

Debt/Obligation Type:	Internal Loans
Principal:	2,750
Interest:	0
Total:	2,750
Annual Appropriation?:	No
Date Incurred:	06/28/2012
FY of Last Payment:	2022

N. Adams St. parking lot

Debt/Obligation Type:	Internal Loans
Principal:	331,215
Interest:	0
Total:	331,215
Annual Appropriation?:	No
Date Incurred:	11/23/2008
FY of Last Payment:	2022

N. Adams St & alley improve.

Debt/Obligation Type:	Internal Loans
Principal:	208,452
Interest:	0
Total:	208,452
Annual Appropriation?:	No
Date Incurred:	09/20/2009
FY of Last Payment:	2022

Orscheln Farm & Home

Debt/Obligation Type:	Rebates
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	05/22/2006
FY of Last Payment:	2016

TIF Refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/08/2010
FY of Last Payment:	2015

South Iris St. PCC

Debt/Obligation Type:	Internal Loans
Principal:	323,277
Interest:	0
Total:	323,277
Annual Appropriation?:	No
Date Incurred:	04/10/2013
FY of Last Payment:	2025

Alley @ Two Rivers Bank

Debt/Obligation Type:	Internal Loans
Principal:	116,646
Interest:	0
Total:	116,646
Annual Appropriation?:	No
Date Incurred:	05/08/2013
FY of Last Payment:	2025

Industrial Spec. Building

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/10/2013
FY of Last Payment:	2015

Threshers Meadow sidewalk

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/13/2014
FY of Last Payment:	2016

Beck development agreement

Debt/Obligation Type:	Rebates
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Principal:	8,500
Interest:	0
Total:	8,500
Annual Appropriation?:	No
Date Incurred:	01/16/2015
FY of Last Payment:	2022

N.Grand Ave

Debt/Obligation Type:	Internal Loans
Principal:	346,062
Interest:	0
Total:	346,062
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

Non-Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

TIF Expenditure Amount:	125,260
Tied To Debt:	2010 TIF refunding bonds
Tied To Project:	Library Remodel/St projects

TIF Expenditure Amount:	0
Tied To Debt:	TIF Refunding bonds
Tied To Project:	Ashford Park Subdivision

TIF Expenditure Amount:	2,750
Tied To Debt:	Admin/legal fees
Tied To Project:	Admin. expenses

TIF Expenditure Amount:	0
Tied To Debt:	Industrial Spec. Building
Tied To Project:	Industrial Spec Bldg

TIF Expenditure Amount:	0
Tied To Debt:	Threshers Meadow sidewalk
Tied To Project:	Threshers Meadow walks

TIF Expenditure Amount:	0
Tied To Debt:	Industrial Spec. Building
Tied To Project:	Industrial Spec Bldg

TIF Expenditure Amount:	208,452
Tied To Debt:	N. Adams St. parking lot
Tied To Project:	N. Adams St. parking lot

TIF Expenditure Amount:	116,881
Tied To Debt:	N. Adams St & alley improve.
Tied To Project:	North Adams St

Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

700 North Grand Ave.

TIF Expenditure Amount:	5,000
Rebate Paid To:	Orschlen Farm & Home
Tied To Debt:	Orscheln Farm & Home
Tied To Project:	Orschlen Store
Projected Final FY of Rebate:	2016

Jobs For MT. PLEASANT #1 EAST URBAN RENEWAL

Project:	Biomedical Synergies
Company Name:	Biomedical Synergies
Date Agreement Began:	04/28/2010
Date Agreement Ends:	05/01/2014
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

Project:	Beck Hybrids Agreement
Company Name:	Beck Hybrids
Date Agreement Began:	01/16/2015
Date Agreement Ends:	01/01/2022
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44065

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,004,400	998,600	1,008,150	287,430	0	-7,408	5,291,172	0	5,291,172
Taxable	1,343,032	556,555	907,335	258,687	0	-7,408	3,058,201	0	3,058,201
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,564,061	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44073

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	50,816,430	82,811,940	21,301,580	0	-109,268	154,820,682	0	154,820,682
Taxable	0	28,321,756	74,530,746	19,171,422	0	-109,268	121,914,656	0	121,914,656
Homestead Credits									319

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,502,460	121,914,656	13,650,756	108,263,900	3,344,277

FY 2016 TIF Revenue Received: 418,284

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44089

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,321,860	0	0	0	0	0	1,321,860	0	1,321,860
Taxable	590,900	0	0	0	0	0	590,900	0	590,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	516,419	590,900	0	590,900	14,689

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44103

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	289,770	1,235,010	0	0	0	0	1,524,780	0	1,524,780
Taxable	129,535	688,315	0	0	0	0	817,850	0	817,850
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	546,109	817,850	0	817,850	21,770

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM
 TIF Taxing District Inc. Number: 44123
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,233,690	3,068,480	0	0	-37,040	13,265,130	0	13,265,130
Taxable	0	5,703,610	2,761,632	0	0	-37,040	8,428,202	0	8,428,202
Homestead Credits									76

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,790	8,428,202	0	8,428,202	260,348

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL
 UR Area Number: 44006
 UR Area Creation Date: 11/1993
 UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT	44074	44075	2,312,865
CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT	44084	44085	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT	44090	44091	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#2 INCREMENT	44104	44105	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,029,390	27,861,630	19,165,240	207,600	0	-74,080	48,189,780	0	48,189,780
Taxable	460,156	15,528,267	17,248,716	186,840	0	-74,080	33,349,899	0	33,349,899
Homestead Credits									168

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **71,919** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 71,588
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 71,588

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **143,507** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

North Cherry Street

Description:	Extend North Cherry
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

North Grand Ave

Description:	PCC Paving portion of N. Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

N Cherry Street construction

Debt/Obligation Type:	Internal Loans
Principal:	141,268
Interest:	0
Total:	141,268
Annual Appropriation?:	No
Date Incurred:	11/19/2006
FY of Last Payment:	2022

Admin & Legal

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2014
FY of Last Payment:	2015

North Grand Ave. PCC

Debt/Obligation Type:	Internal Loans
Principal:	346,062
Interest:	0
Total:	346,062
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

Non-Rebates For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	N Cherry Street construction
Tied To Project:	North Cherry Street

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44075
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,027,840	17,685,380	207,600	0	-70,376	43,850,444	0	43,850,444
Taxable	0	14,506,233	15,916,842	186,840	0	-70,376	30,539,539	0	30,539,539
Homestead Credits									157

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,446,978	30,539,539	2,312,865	28,226,674	871,923

FY 2016 TIF Revenue Received: 71,588

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44085
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	214,190	1,437,780	1,479,860	0	0	-3,704	3,128,126	0	3,128,126
Taxable	95,747	801,324	1,331,874	0	0	-3,704	2,225,241	0	2,225,241
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,963,072	1,168,758	0	1,168,758	30,922

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44091

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	283,640	0	0	0	0	0	283,640	0	283,640
Taxable	126,790	0	0	0	0	0	126,790	0	126,790
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	56,257	126,790	0	126,790	3,152

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44105

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	531,560	396,010	0	0	0	0	927,570	0	927,570
Taxable	237,619	220,710	0	0	0	0	458,329	0	458,329
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	296,340	458,329	0	458,329	12,200

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL
 UR Area Number: 44012

UR Area Creation Date: 11/1993

UR Area Purpose: Economic Development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT	44066	44067	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT	44076	44077	2,911,299
MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT	44078	44079	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT	44092	44093	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT	44094	44095	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT	44106	44107	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,929,960	44,777,680	9,077,970	8,203,600	0	-98,156	64,891,054	0	64,891,054
Taxable	1,309,755	24,956,185	8,170,173	7,383,240	0	-98,156	41,721,197	0	41,721,197
Homestead Credits									297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	14,417	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	89,939
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	89,939

Rebate Expenditures:	0
Non-Rebate Expenditures:	60,166
Returned to County Treasurer:	0
Total Expenditures:	60,166

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	44,190	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

West Interceptor Sewer

Description:	Construction new interceptor sewer to WWTP
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Admin. & Legal

Description:	Bond Registrar & legal fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

W. Washington St.

Description:	Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	175,000
Interest:	10,316
Total:	185,316
Annual Appropriation?:	No
Date Incurred:	04/08/2010
FY of Last Payment:	2018

Admin. & Legal

Debt/Obligation Type:	Other Debt
Principal:	250
Interest:	0
Total:	250
Annual Appropriation?:	No
Date Incurred:	06/25/2014
FY of Last Payment:	2015

W. Washington

Debt/Obligation Type:	Internal Loans
Principal:	39,113
Interest:	0
Total:	39,113
Annual Appropriation?:	No
Date Incurred:	06/25/2014
FY of Last Payment:	2016

Non-Rebates For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Expenditure Amount:	59,916
Tied To Debt:	TIF Refunding bonds
Tied To Project:	West Interceptor Sewer

TIF Expenditure Amount:	250
Tied To Debt:	Admin. & Legal
Tied To Project:	Admin. & Legal

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44067

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,038,550	7,540,860	1,077,780	0	0	-12,964	9,644,226	0	9,644,226
Taxable	464,255	4,202,788	970,002	0	0	-12,964	5,624,081	0	5,624,081
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,472,878	5,624,081	0	5,624,081	148,798

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44077

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,118,110	2,019,260	7,464,220	0	-57,412	35,544,178	0	35,544,178
Taxable	0	14,556,548	1,817,334	6,717,798	0	-57,412	23,034,268	0	23,034,268
Homestead Credits									199

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,561,550	19,040,040	2,911,299	16,128,741	498,218

FY 2016 TIF Revenue Received: 89,939

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TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT
TIF Taxing District Inc. Number:	44079
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,010,120	5,689,150	739,380	0	-25,928	17,412,722	0	17,412,722
Taxable	0	6,136,328	5,120,235	665,442	0	-25,928	11,896,077	0	11,896,077
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,627,870	11,810,780	0	11,810,780	364,836

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT
TIF Taxing District Inc. Number:	44093
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	782,740	0	0	0	0	0	782,740	0	782,740
Taxable	349,901	0	0	0	0	0	349,901	0	349,901
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	255,984	349,901	0	349,901	8,698

FY 2016 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT
 TIF Taxing District Inc. Number: 44095

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	578,060	0	0	0	0	0	578,060	0	578,060
Taxable	258,403	0	0	0	0	0	258,403	0	258,403
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	226,507	258,403	0	258,403	6,424

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44107

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	530,610	108,590	291,780	0	0	-1,852	929,128	0	929,128
Taxable	237,196	60,521	262,602	0	0	-1,852	558,467	0	558,467
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	630,080	300,900	0	300,900	8,010

FY 2016 TIF Revenue Received: 0